2.0 SUMMARY

2.1 PROJECT LOCATION

The Valle Verde Retirement Community is located in the Hidden Valley neighborhood in the southwestern portion of the City of Santa Barbara. The project site is generally bound by residential areas to the south and west; the La Cumbre Country Club to the north; and Hidden Valley Park, Arroyo Burro Creek and residential uses to the east. Local access to the project site is provided by Modoc Road, which is located to the north; and by Las Positas Road, which is located to the east.

2.2 PROJECT DESCRIPTION

The Valle Verde Retirement Community (Valle Verde) project site encompasses approximately 59.75 acres and presently provides 213 one- and two-bedroom apartments; 11 studio units; a 45-room, 48-bed Assisted Living facility; a 36-room, 80-bed Skilled Nursing facility; and a six-bed Hospice facility. One additional single-family residence is located on the southwestern portion of the campus on what is commonly referred to as the "Rutherford property." The proposed project would provide 40 new independent living residential units, and also includes the demolition of the single-family residence located on the Rutherford parcel, the demolition of two independent living units (a duplex building), the demolition of four studio units provided in a single structure, the conversion of the six-bed Hospice facility to another use, and the conversion of two Bed & Breakfast units to another use. The project would result in a total net increase of 33 units on the project site. Other major project components would result in additions or remodels to the Assisted Living facility, Administration Building, and the Dining/Multi-Purpose Building. The existing Maintenance Building would be demolished and a new maintenance facility would be provided.

Several of the existing parking areas on the project site would be reconfigured and a total of 83 new parking spaces would be provided. After project implementation a total of 414 parking spaces would be provided on the project site. Other elements of the proposed project include the dedication of a 9.8-acre oak woodland area on the western portion of the project site; a Lot Line Adjustment; and various Zoning Ordinance Modifications to reduce required street and yard setbacks, porch or building eve setbacks, and building separation distance.

2.3 SUMMARY OF IMPACTS AND MITIGATION MEASURES

An Initial Study was prepared for the Valle Verde project to evaluate the potential for the project to result in significant environmental impacts (see Appendix A). The EIR scoping process determined that the project would have the potential to result in significant adverse impacts related to:

- Aesthetics

- Biology
- Transportation and Circulation

Based on the determination that the project would have the potential to result in significant adverse environmental impacts, an EIR was required for the project. In addition to evaluating the environmental issue areas listed above, this EIR evaluates alternatives to the proposed project, the project's consistency with applicable City plans and policies, and the project's implementation of sustainable development principles. The EIR also provides a description of the environmental impact analysis provided by the Valle Verde project Initial Study and summarizes the conclusions of the Initial Study as to why impacts related to other environmental issue areas, including the project's contribution to climate change impacts, would not be significant or could be reduced to a less than significant impact with the implementation of identified mitigation measures.

For each significant impact identified by the Initial Study and EIR, the Lead Agency must make findings required by section 15091 of the CEQA Guidelines if the public agency plans on approving or carrying out a project for which an EIR has been prepared. Based on substantial evidence, the Lead Agency must determine that either:

1. The project has been changed to avoid or substantially reduce the magnitude of the identified impacts;

2. Changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or,

3. Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR.

2.3.1 Significant Unavoidable Impacts (Class I)

The Valle Verde project would not result in any significant unavoidable environmental impacts.

2.3.2 Impacts That Can be Reduced to a Less Than Significant Level (Class II)

The Initial Study and EIR prepared for the Valle Verde project identified short- and long-term environmental impacts that would result from the proposed project related to aesthetics, biological resources, geological hazards, hazards, noise and public services (solid waste disposal). It was also concluded that the identified impacts could be reduced to a less than significant level with the implementation of proposed mitigation measures. The identified impacts and proposed mitigation measures are summarized on Table 2.3-1.

2.3.3 Less Than Significant Impacts (Class III)

The Initial Study and EIR prepared for the Valle Verde project determined that the project would not result in significant impacts related to air quality, cultural resources, population and housing, transportation, recreation and water resources. For some of these issue areas, the Initial Study recommended mitigation measures to further reduce the less than significant impacts of the project. Suggested mitigation measures provided by the Initial Study are provided on Table 2.3-1.

2.4 ALTERNATIVES

Consistent with the requirements of CEQA this EIR has evaluated a range of reasonable alternatives to the proposed project. The alternatives evaluated by the EIR are summarized below.

No Project Alternative – No Development Scenario. This alternative evaluated the environmental effects of not implementing the proposed project. The analysis concluded that leaving the project site in its current condition would avoid all project-related environmental impacts, therefore, the "No Project – No Development" alternative would be the environmentally superior alternative. However, this alternative would not attain the primary objectives of the proposed project.

No Project – Existing CUP Buildout. This alternative would provide additional residential dwelling units on the project site by dividing 20 existing units into 40 smaller units, consistent with the requirements of the existing Conditional Use Permit that has been approved for the Valle Verde facility. No discretionary permits or approvals would be required from the City to implement this alternative. It is not known what the market demand would be for the small units created by this alternative.

Implementation of this alternative would limit project-related changes to the existing environmental conditions on the project site because only interior modifications to existing buildings would occur. As a result, the proposed project's significant but mitigable aesthetic (mature tree removal) and biology impacts would be avoided. The traffic impacts of this alternative would be similar to the less than significant impacts of the proposed project, however, the alternative would result in a slight increase in overall traffic generation when compared to the traffic generation characteristics of the proposed project. Due primarily to the small increase in traffic volume that would result from the implementation of this alternative and possible implementation feasibility issues, this alternative is not considered to be the environmentally superior alternative.

Eliminate the Proposed Driveway Connection to Torino Drive. The objective of this alternative was to minimize impacts to biological resources that would occur on the Rutherford parcel. However, the analysis of this alternative concluded that its impacts to oak

trees would generally be similar to the impacts of the proposed project, and the alternative would remove more non-native grassland than would be removed by the proposed project. This alternative would also require more on-site grading and the use of retaining walls than the proposed project. Therefore, this alternative would not be environmentally superior to the proposed project.

Reduced Fuel Management Zone Width. This alternative would reduce the width of the proposed fuel management area along the project site's western border from 75 to 50 feet. In conjunction with a reduced fuel management zone, specified building techniques used for structures located in high wildfire hazards would be required for proposed structures on the western side of the project site.

The objective of this alternative was to minimize impacts to oak woodland and coastal sage scrub habitat that would result from proposed fuel management activities. The fuel management-related impacts to coastal sage scrub and oak woodland habitat that would result from this alternative would be reduced when compared to the impacts of the proposed project. However, this alternative would not avoid fuel-management-related habitat impacts and would not provide the fuel management benefits that would result from the implementation of the proposed project. In addition, this alternative would not avoid or minimize impacts to individual oak trees located on or adjacent to proposed building sites on the western portion of the project site.

Relocate Proposed Residential Units on the Project Site. The objective of this alternative is to minimize project-related impacts to the biological resources located along the project site's western border. When compared to the impacts of the proposed project, this alternative would reduce fuel management-related impacts to biological resources and fewer oak trees would be removed or impacted. The implementation of this alternative would provide a more substantial reduction in impacts to biological resources than would be achieved by the "Reduced Fuel Management Zone Width" alternative.

This alternative would implement the primary objectives of the project to enhance existing campus facilities and to provide additional senior housing. This alternative would be somewhat inconsistent with the objective related to preserving outdoor areas on the previously developed portions of the Valle Verde campus, however, CEQA does not require alternatives to fully achieve each of the proposed project's objectives. Therefore, the "Relocate Proposed Residential Units on the Project Site" alternative would be the alternative, other than the "No Project – No Development" alternative, that is environmentally superior to the proposed project.

2.5 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

Input regarding the environmental review of the Valle Verde project was received during a public hearing that was held on June 4, 2009. The purpose of the hearing was to accept testimony regarding the potential environmental impacts of the proposed project that

should be evaluated in the project EIR. Comments were received on a variety of issues area, but generally focused on traffic-related issues and neighborhood compatibility. Written comments regarding the scope of this EIR are provided in EIR Appendix B.

Table 2.3–1

Valle Verde Retirement Community Project EIR
Impacts and Proposed Mitigation Measures

Significant and Unavoidable (Class I) Impacts

The Valle Verde Project would not result in any significant unavoidable impacts.

Significant but Mitigable (Class II) Impacts

Aesthetics

AES-1 Development of the Valle Verde project would result in the removal of, or significant impacts to, skyline and specimen trees located on the project site.

AES-1a Landscape Plans. Prior to issuance of grading or building permits, final landscaping plans for the development shall be submitted for review and approval by the Environmental Analyst, Creeks Division and Architecture Board of Review (ABR), and shall include the following:

1. Planting of only native species in development areas adjacent to native riparian, oak woodland, and coastal sage scrub areas. Drought tolerant, water wise landscaping shall be used throughout the site. No highly invasive non-native species listed by the California Native Plant Society are to be used onsite.

2. Replacement of all skyline and specimen trees proposed for removal or significantly impacted onsite at a minimum of a 1:1 ratio, with native species. Should any of the large sycamore trees onsite be impacted by the project, they shall be replaced at a 3:1 ratio per the specifications of the Tree Assessment and Protection Plan.

Biology

BIO-1 Development of proposed structures and long-term fuel management activities would permanently remove or disturb 0.24 acre of oak woodland and 0.12 acre of coastal sage scrub habitat.

Proposed development would result in direct (i.e., habitat removal) impacts to 0.04 of an acre (1,534 square feet) of oak woodland habitat, and proposed fuel management activities would result in long-term impacts to 0.20 of an acre (8,817 square feet) of oak woodland. The proposed project would result in direct impacts to 0.01 of an acre (401 square feet) of coastal sage scrub habitat and fuel management activities would result in long-term impacts to 0.11 of an acre (5,007 square feet) of coastal sage scrub.

Table 2.3–1

Valle Verde Retirement Community Project EIR
Impacts and Proposed Mitigation Measures

BIO-1a. Habitat Restoration Plan. Prior to issuance of grading or building permits, an oak woodland and coastal sage scrub restoration plan prepared by a qualified biologist shall be submitted for review and approval by the City's Environmental Analyst. At minimum, the restoration plan shall contain the following elements.

1. The plan shall include all recommendations related to restoration and tree replacement contained in the Biological Assessment and Tree Assessment and Protection Plan prepared for the project.

2. Removed/disturbed oak woodland and coastal sage scrub habitat shall be provided/restored at a minimum 2:1 replacement ratio. To the extent possible, this mitigation shall be performed on the project site in existing non-native and/or disturbed habitat such as areas where fuel management activities have occurred but will no longer be required, and nonnative annual grassland habitat. The habitat restoration plan shall at a minimum create 0.48 of an acre of oak woodland and 0.24 of an acre of coastal sage scrub habitat. The oak woodland and coastal sage scrub habitat restoration/mitigation may be implemented in conjunction with proposed oak tree replacement mitigation (BIO-2a).

3. At minimum, the oak woodland and coastal sage scrub habitat restoration/mitigation plan shall describe the following plan elements:

    a. Restoration site selection criteria.
    b. Where restoration/mitigation will occur.
    c. The existing conditions in the restoration/mitigation area(s).
    d. Site preparation and planting methods.
    e. A planting pallet using locally obtained native coast live oak trees and coastal sage scrub plant materials.
    f. A maintenance schedule.
    g. Mitigation goals, objectives, and success criteria.
    h. A description of the monitoring methods and reporting that will be used to document and measure the progress of the restoration/mitigation effort.

4. The coastal sage scrub habitat restoration/mitigation performance standard shall be a minimum of 80 percent native herb and shrub cover. The oak woodland habitat restoration/mitigation performance standard shall be a minimum of 45 percent canopy cover for native trees. Both the coastal sage scrub and oak woodland areas shall have no more than 15 percent non-native weeds (excluding non-native annual grasses) and the required performance standards shall be achieved within five (5) years after initial planting.

5. Monitoring of the restoration areas shall occur for a minimum of five (5) years. Monitoring reports shall be submitted annually and at the completion of the five year period. If the final report indicates that the restoration project has in part or in whole been unsuccessful based on the performance standards specified in the restoration plan, the applicant shall submit within 90 days a revised or supplemental restoration program.

6. All plantings shall be maintained for the life of the project.

Table 2.3–1

Valle Verde Retirement Community Project EIR
Impacts and Proposed Mitigation Measures

7. All cleared, graded, or disturbed areas on the project site shall be planted or protected and maintained for erosion control purposes as soon as feasible following initial disturbance.

8. All disturbed soil around the margins of the development proposed on the western side of the campus adjacent to the existing oak woodland shall be hydroseeded with a native coastal sage scrub seed mix using native species found in adjacent habitats. Seed shall be collected from locally-occurring plants (either on-site or within the south coast of Santa Barbara County).

9. Areas adjacent to the oak woodland on the western side of the property that are currently subject to fuel modification but would no longer require management after the approval of the proposed project (approximately 1.5 acres), shall be cleared of existing invasive, nonnative species (oleander, ice plant, ivy, etc.) and replanted with native, locally-occurring ground cover, brush and trees found in the oak woodland and coastal sage scrub habitats.

10. Planting shall be undertaken immediately after completion of construction.

11. Cages around the saplings shall be installed during planting to prevent wildlife from damaging the young trees. Weeds shall be controlled and a 2-3 inch layer of mulch shall be placed around the trees, but not against the stems. Newly planted saplings shall be irrigated with drip or other water source for the first two years, until the saplings are established.

12. All trees removed during construction shall have their trunks and large limbs cut into three to four-feet long sections and scattered around adjacent natural habitat to function as microhabitat for small animals.

Recommended Mitigation Measure. The following mitigation measure (13) is recommended to enhance the restoration of oak woodland habitat impacted by the proposed project by reducing the amount of time required to restore the habitat value of impacted areas. Implementation of this measure in a timely manner (i.e., prior to occupancy permit issuance), however, may require that the larger replacement trees not be grown from acorns collected from onsite oak trees, as required by proposed mitigation measure BIO-2a.1. Instead, larger replacement trees shall be locally obtained native coast live oak trees. Implementation of this recommended mitigation measure is not required to reduce impacts to oak woodland habitat to a less than significant level.

13. To restore oak woodland habitat functions as quickly as possible, it is recommended that at least 80 percent of the of native tree replacement (80 percent of 150 replacement trees = 120 trees) be performed using 15-gallon or 24-inch box trees at a 3:1 mitigation ratio; and that 20 percent of the native tree replacement be performed using one to five gallon trees planted at a 10:1 mitigation ratio (20 percent of 150 replacement trees = 30 trees).

Table 2.3–1

Valle Verde Retirement Community Project EIR
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BIO-2. Implementation of the proposed project would result in significant impacts to native and specimen trees resulting from the removal of 15 coast live oak trees and one (1) Monterey pine tree. The project would also significantly impact six (6) coast live oak trees, one (1) redwood, two (2) Monterey pine trees, and one (1) western sycamore by encroaching into more than 20 percent of the tree's critical root zone. In addition, the project would disturb and/or encroach minimally (less than 20 percent) into the critical root zone of 31 coast live oak trees.

BIO-2a. Native and Specimen Tree Replacement and Protection. The project applicant shall implement the Valle Verde Retirement Community Tree Assessment and Protection Plan (Spiewak, 2008), and the mitigation measures provided by the Initial Study prepared for the Valle Verde project. The following tree replacement/protection measures shall be implemented.

1. A minimum oak tree replacement ratio of 10:1 shall be required to mitigate the loss of the 15 coast live oaks. A minimum survivorship ratio of 8:1 after three years post-planting shall be achieved. Acorns collected from on-site oak trees shall be used. One hundred fifty oak saplings, one gallon in size shall be planted in areas between the new structures on the west side of the property (project north) and the oak woodland. Additional trees shall be planted if damage occurs to existing trees during construction related activities. Mitigation trees and required protection/maintenance requirements shall be installed prior to issuance of project permits.

2. The following measures shall be noted on the grading plan submitted to the building department prior to issuance of grading permit and implemented prior and during construction-related activities to ensure the protection of trees:

    a. Tree protection fencing and barriers shall be installed as indicated on the fencing plan.

    b. Fences shall be chain link or orange plastic, four to six feet high and positioned at the Critical Root Zone (CRZ) as specified in the tree inventory table and illustrated on the site maps of the Tree Assessment and Protection Plan.

    c. CRZs shall have a radius measured from the center of the trunk to the outside edge of the CRZ, wherever possible. If work is approved within the CRZ, the fence shall be placed at the outside edge of the work zone.

    d. Fencing shall remain upright and intact throughout the duration of the project.

    e. Construction related activities shall be prohibited within the Tree Protection Zones (TPZ), including the use of heavy equipment, storage of materials, or accumulation of soil for later use.

    f. Demolition and excavation within TPZs of all native and non-native trees shall be done by hand where reasonable. Reasonableness shall be determined by the Project Environmental Coordinator, Supervising General Contractor and the Project Arborist.

    g. Special attention shall be given to construction related activity around sycamore No. 104 and all oak trees to minimize impacts. Three 24-inch boxed sycamores shall be planted to mitigate

Table 2.3–1

Valle Verde Retirement Community Project EIR
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impacts to sycamore #104.

h. Any roots encountered within the CRZs of trees, even if outside the TPZs shall be cleanly cut back to an undisturbed section of the root zone. In areas where roots are cut, the soil profile shall be irrigated to reduce drying of newly exposed soil and subsequent damage to remaining roots in that profile. The Project Arborist shall determine the quantity, area and frequency of irrigation to the disturbed area.

i. A permethrin-based pesticide (Astro) shall be applied to the lower six feet of oak tree trunks stressed from root cutting in the early Spring and late Summer (through September), to reduce the risk of attack by fatal oak bark beetles. It may need to be repeated for several years at the discretion of the City Arborist.

j. Tree removal should, to the extent feasible, be scheduled between August 16 and January 31 to avoid the bird nesting season, or survey and construct only if nesting birds are absent (see mitigation measure BIO-3a.2).

k. All trees not indicated for removal on the site plan shall be preserved, protected, and maintained, in substantial accordance with the Tree Assessment and Protection Plan dated November 12, 2008.

l. All required mitigation trees, and each of the impacted but not significantly impacted trees shall be monitored once a year following the completion of construction activities for a period of five years. Should any of these trees die during the monitoring period, they shall be replaced at the specified tree replacement mitigation ratio.

BIO-3 Project-related construction activities have the potential to impact active bird nests, and construction activities on the western portion of the project site have the potential to impact silvery legless lizards and coast horned lizards.

BIO-3a Sensitive Species Surveys and Monitoring. Prior to issuance of any grading or building permits, the applicant shall submit a draft contract with a qualified biologist for the review and approval of the Environmental Analyst. The following monitoring and survey activities shall be implemented:

1. A qualified biologist shall supervise the installation of the construction fencing around all work areas and access roads. Fencing shall be maintained through the duration of project construction.

2. Tree removal/relocation/trimming activities shall not occur during nesting season (February 1 – August 15). If these activities must occur during this time, a qualified biologist shall conduct a survey of the trees no more than one week prior to the activity to identify active nests and nest holes. The biologist shall map the location of all active and inactive nests and nest holes in trees. A 300-foot radius no-disturbance buffer shall be established around trees containing active nests and this buffer shall be maintained until the biologist has verified that young birds have fledged the nest.

Table 2.3–1

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3. A city approved biologist familiar with the habits of legless lizards and coast horned lizards shall monitor initial vegetation removal efforts (grubbing), grading and other surface-disturbing activities for silvery legless lizards and coast horned lizards. The biologist shall direct the equipment operator to slowly remove vegetation and the top 12 inches of topsoil while the biologist scans the soil for lizards. Any and all reptiles found shall be relocated to appropriate microhabitats in adjacent, undisturbed habitat out of harm's way. The monitoring biologist shall complete a California Natural Diversity Database Field Survey form should any sensitive reptiles be found and shall fax a copy to the City, and the California Department of Fish and Game California Natural Diversity Database per the instructions on the field survey form.

BIO-4. The proposed project has the potential to result in significant impacts to Santa Barbara honeysuckle and mesa horkelia, which are considered to be sensitive plant species.

BIO-4a. Sensitive Plan survey and Restoration Requirements. Prior to issuance of grading or building permits, a survey plan prepared by a qualified biologist shall be submitted for review and approval by the City's Environmental Analyst. The survey plan shall also describe restoration efforts that will be implemented if it is determined that the proposed project would result in significant impacts to Santa Barbara honeysuckle and/or mesa horkelia. At minimum, the plan shall contain the following elements.

1. Prior to the issuance of a grading permit, a botanical survey shall be performed to confirm the presence or absence of Santa Barbara honeysuckle and mesa horkelia on the western side of the project site.

2. The grading limits and the outer limits of the proposed fuel modification zone shall be staked by a licensed surveyor prior to performance of the botanical surveys. The surveys shall be performed by a qualified biologist/botanist and shall be performed within one month of any scheduled ground and/or vegetation disturbance.

3. Should the surveys required by mitigation measure BIO-4a.1 find any sensitive plants within the area where disturbance will occur, a mitigation plan shall be prepared by a qualified biologist/botanist. The mitigation plan shall describe what measures shall be used to avoid impacts to any sensitive plants found in the survey area. Should the removal of any sensitive plant be unavoidable, replacement shall be performed at a minimum 10:1 ratio for each plant that is removed. This sensitive plant replacement mitigation may be implemented in conjunction with the proposed oak woodland and coastal sage scrub habitat restoration/mitigation plan (BIO-2a).

4. At minimum, the habitat restoration/mitigation plan shall describe the plan elements:

    a. Restoration site selection criteria.
    b. Where restoration/mitigation will occur.
    c. The existing conditions in the restoration/mitigation area(s).
    d. Site preparation and planting methods.
    e. A planting pallet using locally obtained plant materials.
    f. A maintenance schedule.
    g. Mitigation goals, objectives, and success criteria.

Table 2.3–1

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h. A description of the monitoring methods and reporting that will be used to document and measure the progress of the restoration/mitigation effort.

5. The sensitive plant mitigation performance standard shall be a minimum 80 percent survival of all mitigation plantings, with no more than 15 percent non-native weeds (excluding non-native annual grasses) to be achieved within 5 years after initial planting.

6. Monitoring of the restoration area shall occur for a minimum of five (5) years. Monitoring reports shall be submitted annually and at the completion of the five year period. If the final report indicates that the restoration project has in part or in whole been unsuccessful based on the performance standards specified in the restoration plan, the applicant shall submit within 90 days a revised or supplemental restoration program.

Proposed mitigation measure AES-1 requires the replacement of skyline and specimen trees removed from the project site. No additional mitigation is required for impacts to large non-native trees located on the project site.

Geological Hazards

The following mitigation measure was identified by the Valle Verde Initial Study to reduce the potential for significant geological hazard impacts to a less than significant level.

GEO-1. Compliance with Regulations and Site-Specific Studies. The final project plans reviewed and approved by the City Building Division prior to issuance of any grading or building permits shall show that the project is constructed in accordance with California Building Code requirements and the recommendations contained in the Geotechnical Report prepared by Fugro West, Inc., dated October 2006, updated on February 18, 2008 regarding site preparation, grading, paving, foundation design, retaining walls, and construction plans.

Hazards

The following mitigation measure was identified by the Valle Verde Initial Study to reduce the potential for significant fire hazard impacts to a less than significant level.

HAZ-1 Landscape Plans. The project shall adhere to the Fire Department Landscape Guidelines and Fuel Management Standards identified for properties within the project area. The Landscape plan shall be reviewed and approved by the Fire Department prior to submittal to the Environmental Analyst or ABR for review.

Noise

The following mitigation measures were identified by the Valle Verde Initial Study to reduce the potential for significant short-term noise impacts to a less than significant level. No other mitigation measures are required.

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N-1 Construction Notice. At least 20 days prior to commencement of construction, the contractor shall provide written notice to all property owners and residents within 450 feet of the project area. The notice shall contain a description of the proposed project, a construction schedule including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) who can answer questions, and provide additional information or address problems that may arise during construction. A 24-hour construction hot line shall be provided. Informational signs with the PEC's name and telephone number shall also be posted at the site.

N-2 Construction Hours. Noise-generating construction activities (which may include preparation for construction work) shall be permitted weekdays between the hours of 8:00 a.m. and 5:00 p.m., excluding holidays observed by the City as legal holidays: New Year's Day (January 1st); Martin Luther King Jr.'s Birthday (3rd Monday in January); President's Day (3rd Monday in February); Cesar Chavez Day (March 31st); Memorial Day (Last Monday in May); Independence Day (July 4th); Labor Day (1st Monday in September); Thanksgiving Day (4th Thursday in November); Day Following Thanksgiving Day (Friday following Thanksgiving); Christmas Day (December 25th). *When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday respectively shall be observed as a legal holiday.

Occasional night work may be approved for the hours between 5 p.m. and 8 a.m. by the Chief of Building and Zoning per Section 9.13.015 of the Municipal Code) between the hours of 5 p.m. and 8 a.m. weekdays In the event of such night work approval, the applicant shall provide written notice to all property owners and residents within 450 feet of the project property boundary and the City Planning and Building Divisions at least 48 hours prior to commencement of any. Night work shall not be permitted on weekends and holidays.

N-3: Construction Equipment Sound Control. All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.

N-4 Sound Barriers. As determined necessary by the Project Environmental Coordinator, the project shall employ sound control devices and techniques such as noise shields and blankets during the construction period to reduce the level of noise to surrounding residents.

Public Services

The following mitigation measure was identified by the Valle Verde Initial Study to reduce the significant short-term construction waste generation impacts of the proposed project to a less than significant level.

PS-1 Demolition/Construction Materials Recycling. Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or

Table 2.3–1

Valle Verde Retirement Community Project EIR
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reuse goals are being met.

Less Than Significant (Class III) Impacts

Air Quality

The Valle Verde project would not result in significant air quality impacts. However, to reduce emissions of ozone precursors, fugitive dust, diesel particulate matter and other pollutants to the extent possible, the following mitigation measures were identified by the Initial Study. No additional mitigation measures are required.

AQ-1 Construction Dust Control – Minimize Disturbed Area/Speed. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.

AQ-2 Construction Dust Control - Watering. During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to achieve minimum soil moisture of 12% to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas every three hours. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

AQ-3 Construction Dust Control – Tarping. Trucks transporting fill material to and from the site shall be covered from the point of origin and maintain a freeboard height of 12 inches.

AQ-4 Construction Dust Control – Gravel Pads. Gravel pads, 3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes or a pipe-grid track out control device shall be installed to reduce mud/dirt track out from unpaved truck exit routes.

AQ-5 Construction Dust Control – Disturbed Area Treatment. After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind erosion. This may be accomplished by:

A. Seeding and watering until grass cover is grown;
B. Spreading soil binders;
C. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind;
D. Other methods approved in advance by the Air Pollution Control District.

AQ-6 Construction Dust Control – Paving. All roadways, driveways, sidewalks, etc., shall be paved

Table 2.3–1

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as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

AQ-7 Stockpiling. If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist by applying water at a rate of 1.4 gallons per hour per square yard, or treated with soil binders to prevent dust generation. Apply cover when wind events are declared.

AQ-8 Construction Dust Control – Project Environmental Coordinator (PEC). The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when construction work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading for the structure.

AQ-9 Exhaust Emissions – Engines. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be used.

AQ-10 Engine Size. The engine size of construction equipment shall be the minimum practical size.

AQ-11 Equipment Numbers. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.

AQ-12 Equipment Maintenance. Construction equipment shall be maintained to meet the manufacturer's specifications.

AQ-13 Engine timing. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.

AQ-14 Catalytic Converters. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

AQ-15 Diesel Catalytic Converters. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.

AQ-16 Diesel Replacements. Diesel powered equipment shall be replaced by electric equipment whenever feasible.

AQ-17 Idling Limitation. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units shall be used whenever possible.

AQ-18 Worker Trips. Construction worker trips shall be minimized by requiring carpooling and by providing for lunch onsite.

AQ-19 Biodiesel. Biodiesel shall be used to the maximum extent feasible.

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AQ-20 Energy Use. Minimize the use of energy by designing and constructing structures using sustainable development principles including green building designs and materials.

AQ-21 Carpool Parking. Provide preferential parking for carpools and vanpools.

AQ-22 Demolition and Debris Removal. Apply water every 4 hours to the area within 100 feet of a structure being demolished, to reduce vehicle trackout. Apply water to disturbed soils after demolition is completed or at the end of each day of cleanup.

AQ-23 Post Demolition. Apply dust suppressants (e.g., polymer emulsion) to disturbed areas upon completion of demolition.

AQ-24 Demolition Activities. Prohibit demolition activities when wind speeds exceed 25 mph.

Cultural Resources

The Valle Verde project would not result in significant impacts to Cultural Resources. The following mitigation measure was recommended by the Initial Study prepared for the Valle Verde project. This measure would be implemented in the unlikely event that cultural resources are uncovered on the project site during construction activities.

CR-1 Unanticipated Archaeological Resources Contractor Notification. The following information should be printed on the grading plans submitted to the building department prior to issuance of a grading permit:

Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño

Table 2.3–1

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Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

Transportation

The Valle Verde project would not result in significant transportation or circulation impacts. The following mitigation measures were identified by the Initial Study prepared for the project to further reduce the project's less than significant impacts related to traffic safety (egress from project site driveways), short-term construction traffic and ADA compliance. No additional mitigation measures are required.

TRF-1 The proposed project would have the potential to contribute to an adverse but less than significant circulation impact if adequate space is not provided between the edges of the site driveways along Calle de los Amigos and Torino Drive and the fronts and rears of nearby parked cars.

TRF-1a. Red Curb Painting. Prior to the occupancy of any proposed residential unit, curbs adjacent to the Valle Verde driveways on Calle de los Amigos and Torino Drive should be painted red to prohibit parking within five feet of the driveways.

TRF-2 To minimize less than significant short-term construction traffic impacts to the extent possible, the following mitigation measures provided by the Initial Study prepared for the Valle Verde project should be implemented throughout the project's construction period.

TRF-2a. Construction Traffic. The haul routes for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Engineer. Construction-related truck trips for all trucks three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic and noise on adjacent streets and roadways. The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods.

TRF-2b. Construction Parking. Construction parking and vehicle/equipment/materials storage shall be provided as follows:

a. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation and Parking Manager.

b. On-site or off-site storage shall be provided for construction materials, equipment, and vehicles. Storage of construction materials within the public right-of-way is prohibited.

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TRF-3. The following mitigation measure was recommended by the Initial Study prepared for the proposed project to ensure that adequate pedestrian circulation is provided over the life of the project.

TRF-3a Disabled Accessibility. Project circulation shall be maintained for disabled accessibility or equivalent facilitation in accordance with American Disabilities Act requirements.

Water Resources

The Valle Verde project would not result in significant impacts to water resources. The following mitigation measures were identified by the Initial Study prepared for the project to further reduce the project's less than significant short- and long-impacts. No additional mitigation measures are required.

W-1 Preliminary Hydraulic Report. A detention basin, to reduce runoff to pre-construction levels, as recommended in the Preliminary Hydraulic Report prepared by MAC Design Associates, dated November 20, 2008, shall be provided and shown on final project plans.

W-2 Drainage and Water Quality. Project plans for grading, drainage, stormwater facilities, and project development shall be subject to review and approval by City Building Division and Public Works Department per City regulations, (*and Regional Water Quality Control Board*). Sufficient engineered design and adequate mitigation measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water quality pollutants, or groundwater pollutants would result from the project.

W-3 Erosion Control/Water Quality Protection Plan. Prior to the issuance of a demolition permit for the proposed project, the applicant or project developer shall prepare an erosion control plan that is consistent with the requirements outlined in the *Procedures for the Control of Runoff into Storm Drains and Watercourses* and the Building and Safety Division *Erosion/Sedimentation Control Policy* (2003). The erosion control/water quality protection plan shall specify how the required water quality protection procedures are to be designed, implemented and maintained over the duration of the development project. A copy of the plan shall be submitted to the Community Development and Public Works Departments for review and approval, and a copy of the approved plan shall be kept at the project site.

At minimum, the erosion control/water quality protection plan prepared for the proposed project shall address the implementation, installation and/or maintenance of each of the following water resource protection strategies:

- Paving and Grinding
- Sandbag Barriers
- Spill Prevention/Control
- Solid Waste Management
- Storm Drain Inlet Protection

Table 2.3–1

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- Stabilize Site Entrances and Exits
- Illicit Connections and Illegal Discharges
- Water Conservation
- Stockpile Management
- Liquid Wastes
- Street Sweeping and Vacuuming
- Concrete Waste Management
- Sanitary/Septic Waste Management
- Vehicle and Equipment Maintenance
- Vehicle and Equipment Cleaning
- Vehicle and Equipment Fueling

W-4 Minimization of Storm Water Pollutants of Concern. The applicant shall submit project plans incorporating long-term BMPs to minimize storm water pollutants of concern to the extent feasible, and obtain approval from Public Works Engineering. The approved facilities shall be maintained in working order for the life of the project and should incorporate passive design (bioswales, buffers, etc) to the extent feasible.

W-5 Storm Drain System Stenciling and Signage. Within the project area, the applicant shall implement stenciling of all storm drain inlets and catch basins, and posting of signs at all public access points along channels and creeks, with language in English and Spanish and graphic icons prohibiting dumping, per approved plans. The applicant shall submit project plans to the satisfaction of Public Works Engineering that identify storm drain inlet locations throughout the project area, and specified wording and design treatment for stenciling of storm drain inlets and signage for public access points that prohibit dumping. The owners association shall maintain ongoing legibility of the stenciling and signage for the life of the project, and shall inspect at least annually and submit report to City annually.